

MEMORANDUM

February 24, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert T. Kenney, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

2127  
2/24

Petition No. Z-2394  
Emmanuel Manoloules  
15 Lothian Road, Brighton

Petitioner seeks a forbidden use permit and a variance for a change of occupancy from 14 apartments to 15 apartments in an apartment (H-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7.	A dwelling converted for more families and not meeting the requirements of lot area is forbidden in an H-1 district.	
Section 14-2.	Lot area for additional dwelling unit is insufficient.	1000 sf/du      119 sf/du

The property, located on Lothian Road near the intersection of Chiswick Road, contains a four story apartment structure. The basement unit has existed for several years. The violation will not affect surrounding properties. Recommend approval.

VOTED: That in connection with Petition No. Z-2394, brought by Emmanuel Manoloules, 15 Lothian Road, Brighton, for a forbidden use permit and a variance for a change of occupancy from 14 apartments to 15 apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The basement unit has existed for several years. The violation will not affect surrounding properties.





**Z-2394**  
**15 LOTHIAN ST.**  
**(BRI.)**



Petition No. Z-2398  
Leon David & International  
Food Service Co., Inc.  
62-66 Charles Street, Boston

Petitioner seeks a conditional use permit to operate a take out food store in a local business (L-2) district. The proposal violates the code as follows:

Section 8-7. Sale over the counter of on premises prepared food or drink for off premises consumption is conditional in an L-2 district.

The property, located on Charles Street at the intersection of Mt. Vernon Street, contains a one story commercial structure. Petitioners would utilize a vacant store for the preparation and sale of "Kentucky Fried Chicken". The operation will be consistent with other retail facilities in the area. A proposed advertising sign has been approved by the Beacon Hill Architectural Commission.  
Recommend approval.

VOTED: That in connection with Petition No. Z-2398, brought by Leon David & International Food Service Co., Inc., 62-66 Charles Street, Boston, for a conditional use permit to operate a take out food store in a local business (L-2) district, the Boston Re-development Authority recommends approval. The operation will be consistent with other retail facilities in the area. A proposed advertising sign has been approved by the Beacon Hill Architectural Commission.



Z-2398  
62-66 CHARLES ST.  
(B.P.)





Board of Appeal Referrals 2/24/72

Petition No. Z-2399  
Texaco Inc.  
332 Chestnut Hill Avenue,  
Brighton

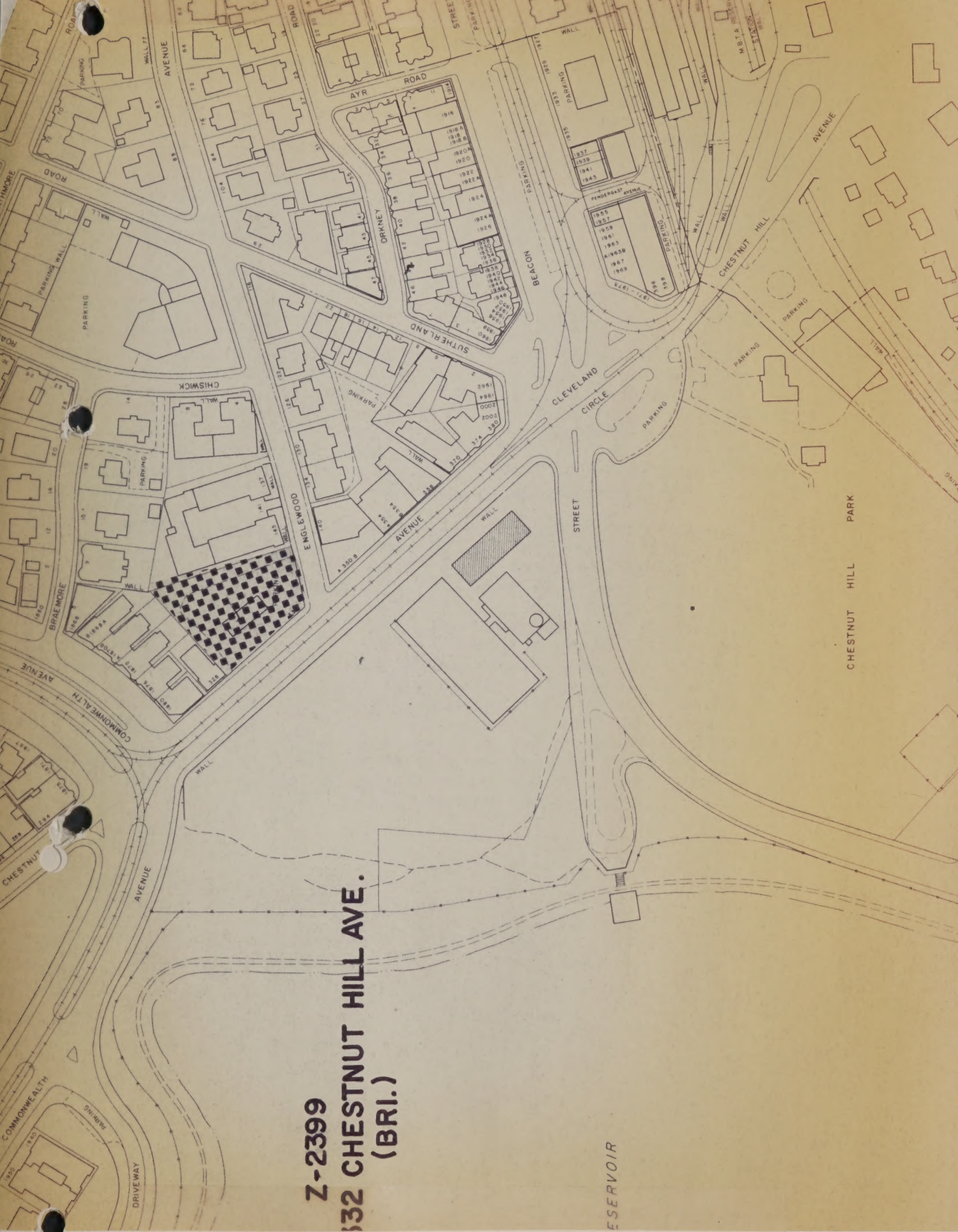
Petitioner seeks an extension of a nonconforming use and a variance to erect a canopy addition to an existing gas service station in an apartment (H-2) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 9-1. An extension of a nonconforming use requires a Board of Appeal Hearing.		
Section 18-1. Front yard is insufficient.	20 ft.	6 ft.

The property, located on Chestnut Hill Avenue near the intersection of Englewood Avenue, contains a gas service station. It is proposed to erect a 23'x12' canopy over the existing pump island to provide shelter for customers and employees. The violations are technical. Adjacent properties will not be affected by the proposal. Recommend approval.

VOTED: That in connection with Petition No. Z-2399, brought by Texaco Inc., 332 Chestnut Hill Avenue, Brighton, for an extension of a nonconforming use and a variance to erect a canopy addition to an existing gas service station in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. The violations are technical. Adjacent properties will not be affected by the proposal.

**Z-2399**  
**132 CHESTNUT HILL AVE.**  
**(BRI.)**





Board of Appeal Referrals 2/24/72

Petition No. Z-2400  
Leo J. Rusk  
57-59A South Street  
Jamaica Plain

Petitioner seeks a variance to erect a billboard on the roof of a one story commercial structure in a local business (L-.5) district. The proposal violates the code as follows:

Section 11-2. Size of sign is excessive.

The property, located on South Street near the intersection of Custer Street, contains a one story commercial structure. The proposed sign would be 12 feet long, 25 feet in diameter and approximately 25 feet above the roof line; it would immediately overlook a residential structure. The neighborhood which is located in the Code Enforcement area is primarily residential. The objective of the code enforcement program is to preserve existing neighborhoods. The proposed billboard sign contradicts this objective; it is inappropriate, undesirable and a blighting influence on surrounding properties. Recommend denial.

VOTED: That in connection with Petition No. Z-2400, brought by Leo J. Rusk, 57-59A South Street, Jamaica Plain, for a variance to erect a billboard sign on the roof of a one-story commercial structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. The sign would immediately overlook a residential structure. The neighborhood which is located in the Code Enforcement area is primarily residential. The objective of the code enforcement program is to preserve existing neighborhoods. The proposed billboard sign contradicts this objective; it is inappropriate, undesirable and a blighting influence on surrounding properties.





Z-2400  
57-59a SOUTH ST.  
(J.P.)



Board of Appeal Referrals 2/24/72

Petition No. Z-2401  
Enrico V. & Brenda Pinardi  
87 Child Street, Hyde Park

Petitioner seeks a forbidden use and a variance for a change of occupancy from a one family dwelling to a two family dwelling in a single family (S-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families is forbidden in an S-.5 district.		
Section 18-1. Front yard is insufficient.	30 ft.	25 ft.

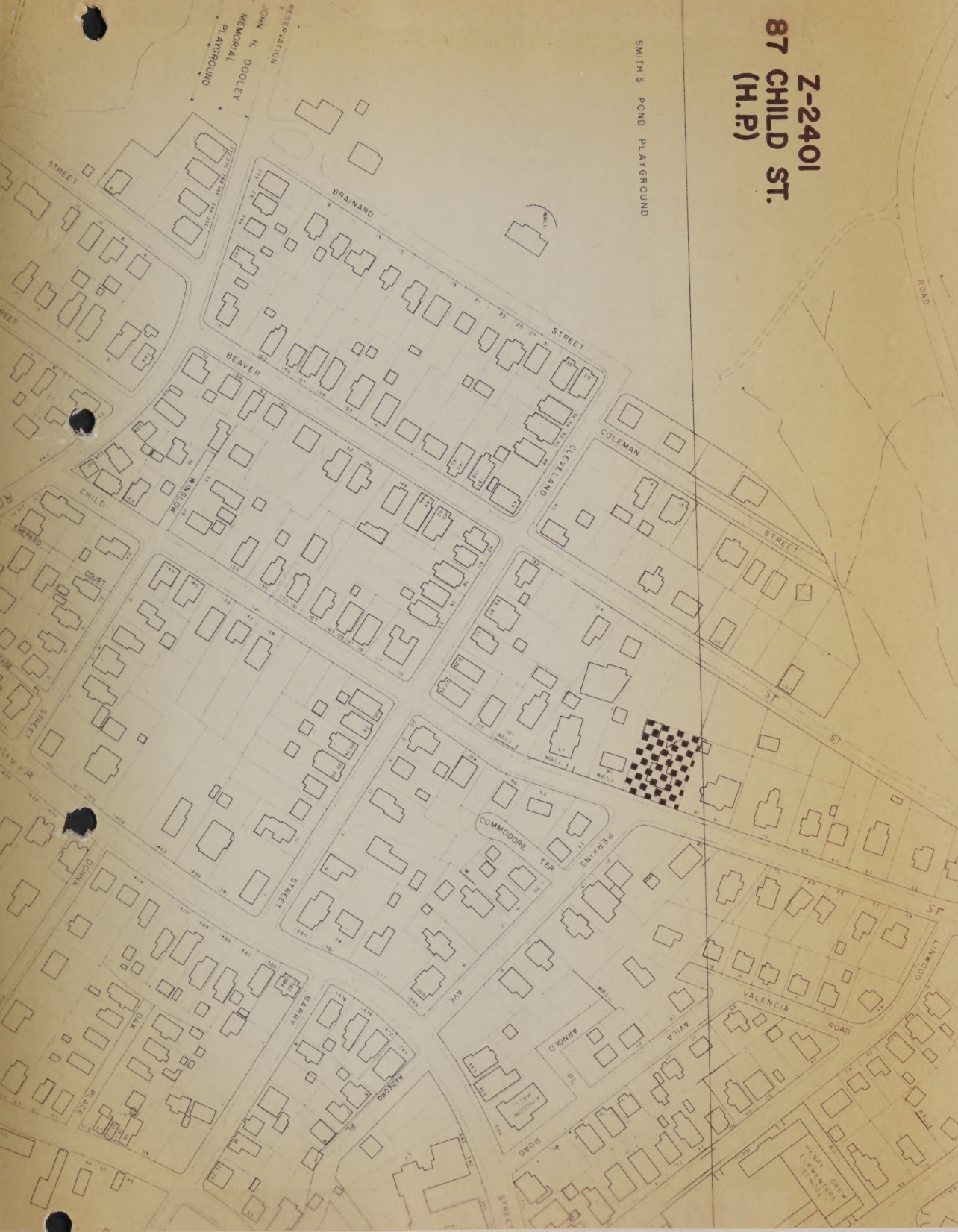
The property, located on Child Street near the intersection of Perkins Avenue, contains a three story frame structure. The violation is minimal and will have no significant effect on the neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-2401, brought by Enrico V. & Brenda Pinardi, 87 Child Street, Hyde Park, for a forbidden use and a variance for a change of occupancy from a one family dwelling to a two family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. The violation is minimal and will have no significant effect on the neighborhood.



**Z-2401**  
**87 CHILD ST.**  
**(H.P.)**

SMITHS POND PLAYGROUND





Board of Appeal Referrals 2/24/72

Petition No. Z-2402  
Ernest T. Kendall  
486 Columbus Avenue  
Boston

Petitioner seeks a conditional use for a change of occupancy from a three family dwelling to a five family dwelling in a local business (L-2) district. The proposal violates the code as follows:

Section 8-7. A dwelling converted for more families and meeting at least one half the requirements of the code is conditional in an L-2 district.

The property, located on Columbus Avenue near the intersection of Rutland Square in the South End Urban Renewal Area, contains a four story masonry structure. Four of the five apartments will accommodate large families. The structure will also be rehabilitated. The staff recommends that development plans be submitted for design review. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2402, brought by Ernest T. Kendall, 486 Columbus Avenue in the South End Urban Renewal Area, for a conditional use for a change of occupancy from a three family dwelling to a five family dwelling in a local business (L-2) district, the Boston Redevelopment Authority recommends approval provided that the proposed development plans are submitted to the Authority for design review. There is an urgent need for large family units in the neighborhood.



**Z-2402**  
**486 COLUMBUS AVE.**  
**(B.P.)**

92V-1  
17.07

92V-  
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